

TO LET DETACHED WAREHOUSE UNIT LOCATED IN BOLTON

UNIT G
LECTURERS
CLOSE

BOLTON, BL3 6DG

TO BE REFURBISHED

14,626 SQ FT
(1,358.80 SQ M)

- **Prominent Roadside Position**
- **Ideal For Trade Use**
(Subject to Planning)
- **Large Yard And Car Parking**
- **Within 1 mile of the A666**



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The tenant is currently in occupation, tenant fit out will be removed.





UNIT G

LECTURERS CLOSE

BOLTON, BL3 6DG

DESCRIPTION

The accommodation will provide a fully refurbished unit of 14,626 sq ft suitable for modern warehouse / trade counter / leisure unit use.

The unit is of steel portal frame with part brick part newly clad elevations and offers the following specification:



0.3 acre yard
/ car parking area



1 x drive in electric roller shutter to warehouse



3 x customer / trade counter access doors



Ideal for trade counter use

ACCOMMODATION

The floor areas have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and offers the following floor areas:

UNIT	SQ FT	SQ M
G	14,626	1,358.8

Bolton Town Centre

Bolton Bus
Interchange

 Bolton Railway
Station

 Morrisons

COSTA

Wickes

Bolton
Shopping Park

Sainsbury's

Tikmaxx

 Boots

 **TPS** for Volkswagen Group
Genuine Parts

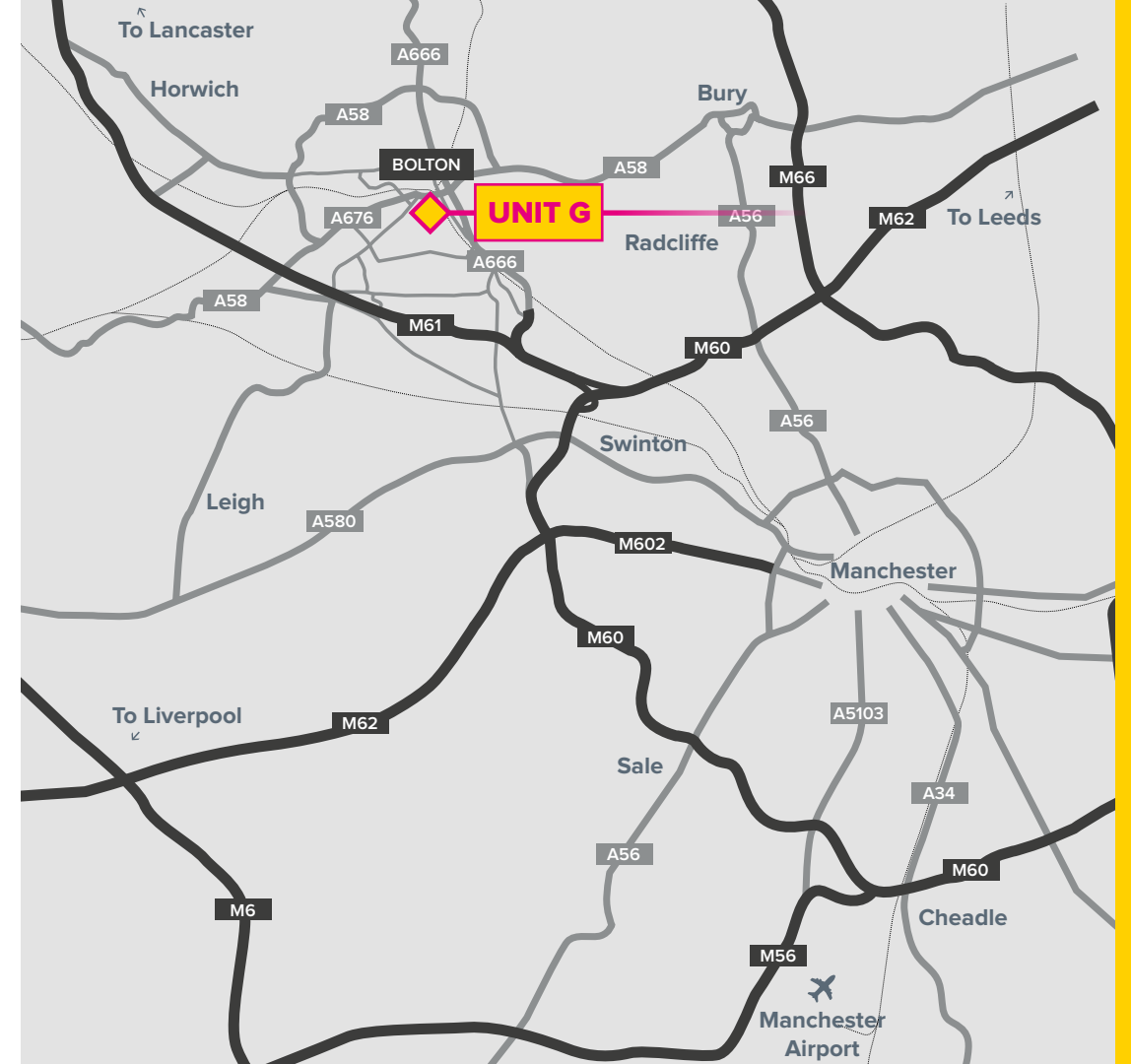
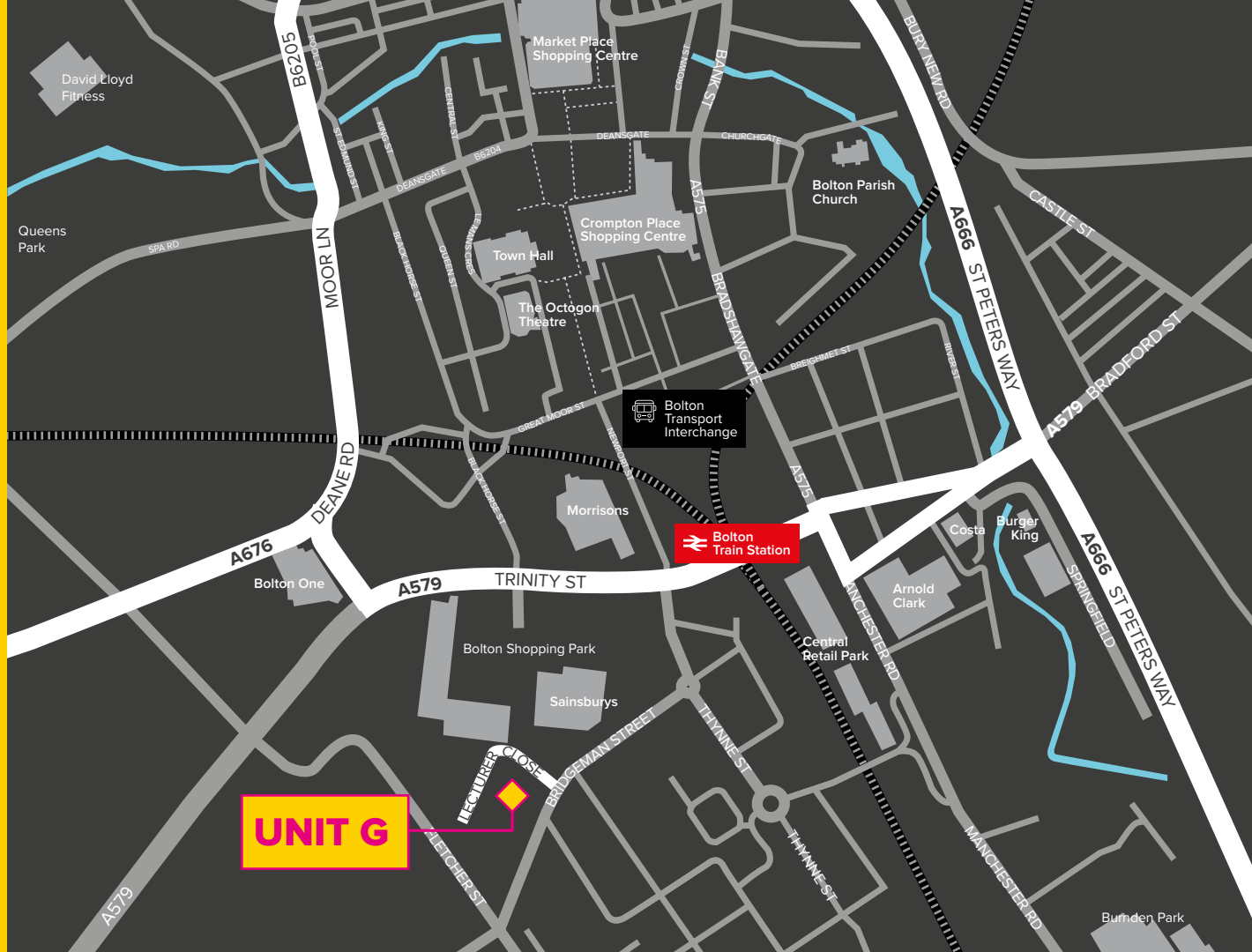
Brandon Hire Station
The UK's Tool and Equipment Hire Specialist

 **ONE STOP HIRE**

halfords

**UNIT G
LECTURERS
CLOSE**

 **PERRY'S**
Even better



LOCATION

The subject property is located on the established Lecturers Close Industrial Estate which is accessed directly from Bridgeman Street. Lecturers Close lies within 1/2 mile of Bolton Town Centre and within a mile of the A666, which links the town to the motorway network.

Within this location there are a number of well established occupiers in close proximity.



for Volkswagen Group
Genuine Parts



Sainsbury's



TKMAXX



NEXT

SUBWAY

Brandon Hire Station
The UK's Tool and Equipment Hire Specialist



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TERMS

The property is available by way of a new lease at terms to be agreed.

RATEABLE VALUE

We advise that you make your own enquiries with the Local Authority.

LEGAL COSTS

Each party is to pay their own legal costs incurred in the transaction.

VAT

VAT may be applicable to the lease.

EPC

Upon enquiry.

VIEWING

Strictly by appointment with the agents:

Ruth Leighton

07716 077 324

ruth.leighton@jll.com

Megan Kavanagh

07927 674 573

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